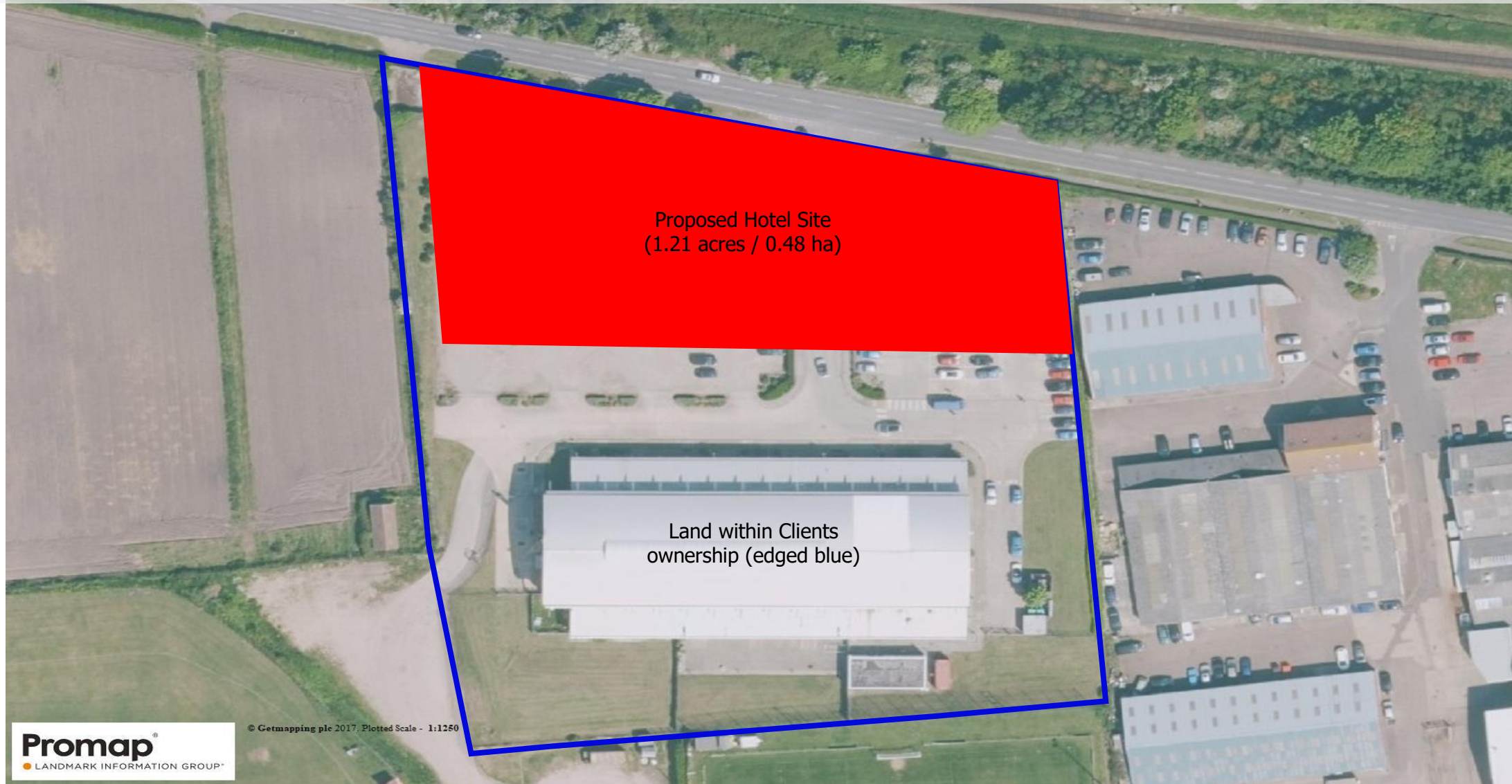




Potential Hotel Development Site

Weybourne Road, Sheringham, Norfolk, NR26 8HF

OFFERS INVITED



- Potential Hotel Development Opportunity.
- Excellent location, in a prosperous tourist location.
- Access directly off Weybourne Road Site extends to 1.21 acres / 0.48 hectares.
- Freehold Sale – OFFERS INVITED

Potential Hotel Development Site, Weybourne Road, Sheringham, Norfolk, NR26 8HF

Pygott and Crone are delighted to offer this potential hotel development site situated on the edge of the prosperous tourist town of Sheringham and within a close proximity to Sheringham Golf Club (directly opposite) and a soon to be built, new sports centre and swimming pool. The site is conveniently positioned on Weybourne Road which forms part of the A149 coast road linking Hunstanton to Cromer.

The site itself extends to approximately 1.21 acres / 0.48 hectares with the topography being relatively flat.

Pygott & Crone
36a Silver Street
Lincoln
LN2 1EW
01522 536777

commercial@pygott-crone.com
www.pygott-crone.com

THE MARKET – North Norfolk is one of the top performing coastal tourist destinations in the country, and its popularity is growing year on year. An estimated 553,500 overnight trips were made to the District in 2016 (2,415,000 nights) generating a total overnight trip value of £141m to the local economy; an increase of 13.4% from 2013, with the average spend per night increasing by 37.8% during that period. Holidays accounted for 83% of trips to the area in 2016 and the seasonality of visits has levelled significantly across the year, boosted by the success of local attractions, events, festivals and experiences, including the hugely popular Thursford Christmas Spectacular. With no branded hotel in the District, this site has been identified as a prime opportunity to satisfy a proven demand.

LOCATION– The site is on the edge of the popular resort town of Sheringham, close to Cromer, Holt and Wells-next-the-Sea. It is adjacent to the North Norfolk Coast Area of Outstanding Natural Beauty, set within the coastal landscape with views over Sheringham Golf course and the North Norfolk steam railway and the ever popular National Trust property of Sheringham Park.

The site can be accessed from the main coast road through the town and is less than half a mile from the town's railway station, with regular services to Norwich, and from there to London, Cambridge, and further afield.

The site is close to the England Coast Path and well linked to a network of popular cycle routes.

ATTRACTIONS – North Norfolk has a wealth of year round visitor attractions. The National Trust estates of Sheringham Park, Felbrigg Hall and Blickling Hall are within easy reach of Sheringham, as are the coastal nature reserves of Cley and Blakeney which are some of the best birdwatching sites in the country.

The North Norfolk Railway operates a heritage line between Sheringham and Holt. It attracts 166,000 visitors per year (up by over 10% since 2011) and operates a year round programme of special events.

Sheringham itself is a thriving resort, with an attractive coastline and a Blue Flag Beach. It has a twice-weekly market, a popular theatre, and plays host to a wide variety of festivals and cultural events throughout the year. Sheringham Golf Course (opposite the site) has a distinguished golfing history and, being listed on The Golf Tourism England and ISPY websites, is open to visitors all year round.

LOCAL ECONOMY – Whilst heavily supported by the visitor economy, North Norfolk accommodates other growing economic sectors, such as off-shore renewables, food processing, boatbuilding and a significant microbusiness community. The owner of the site, North Norfolk District Council, is ambitious for growth and keen to promote opportunities such as this to potential investors.

The local high school and sixth form college have achieved excellent results in 2017 and help maintain the demographic balance in the town a workforce supply to local industries.

THE SITE – The relatively flat site of 1.21 acres (0.48 ha) offers a flexible layout with open views over the links golf course to the sea. It is anticipated that a hotel development will take place alongside a planned leisure re-development (comprising of a swimming facility and sport centre) and provide the benefit of car parking on a basis to be agreed between parties. North Norfolk District Council sees this as a commercial opportunity and wants to ensure that the hotel has primacy of position on the site.

Potential developers are invited to discuss their requirements in terms of position within the site and relationship with the other planned leisure facility.

SERVICES – It is understood that all mains services are available to the site.

LEGAL PROVISIONS – The freehold interest is offered with vacant possession, with any sale being conditional on the grant of planning permission and other appropriate consents (with no onerous conditions that would adversely affect the viability of the scheme). Prior to submission, the developer will need the approval of the Vendors for any proposed development.

Each party will be responsible for their own legal costs.

VIEWING – To view the property which is open to the public access, and for any additional information please contact the sole agents Pygott & Crone:

Tim Downing OR Jasper Caudwell - Tel: 01522 536777



